

178.0

0003

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
990,900 / 990,900
990,900 / 990,900
990,900 / 990,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PECCI CORRADO J & SANDRA R

Owner 2:

Owner 3:

Street 1: 50 VALENTINE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: VIOLA LOUIS & CAROLINE -

Owner 2: -

Street 1: 50 VALENTINE ROAD

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1986, having primarily Vinyl Exterior and 2919 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

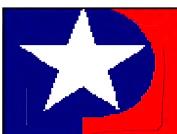
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8613		Sq. Ft.	Site		0	70.	0.79	7									474,876						474,900	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								8613.000		516,000				474,900		990,900						120489	
																		GIS Ref					
																		GIS Ref					
																		Insp Date					
																		07/24/18					



USER DEFINED

Prior Id # 1:	120489
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	18:05:42
PRINT	
Date:	
Time:	
12/23/2021	12:23/2021
LAST REV	
Date:	
Time:	
08/28/18	14:26:52
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr								Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value				Notes		Date	
2022	101	FV						0		8,613.		474,900											Year end			12/23/2021			
2021	101	FV						0		8,613.		474,900											Year End Roll			12/10/2020			
2020	101	FV						0		8,613.		474,900											975,500	Year End Roll		12/18/2019			
2019	101	FV						0		8,613.		474,900											857,300	Year End Roll		1/3/2019			
2018	101	FV						0		8,613.		400,300											782,700	Year End Roll		12/20/2017			
2017	101	FV						0		8,613.		366,300											748,700	Year End Roll		1/3/2017			
2016	101	FV						0		8,613.		312,100											735,400	Year End		1/4/2016			
2015	101	FV						0		8,613.		271,400											682,600	Year End Roll		12/11/2014			

SALES INFORMATION

Grantor								Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		PAT ACCT.			
VIOLA LOUIS & C								61820-454		5/17/2013		Change>Sale				500,000	No	No									
								15769-264		9/1/1984						38,500	No	No	Y								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2013	1730	Heat App	5,000	C				
8/21/2013	1263	Addition	90,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
5/30/2014	Measured	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
2/4/2014	Info Fm Prmt	EMK	Elen K
10/20/2008	Meas/Inspect	355	PATRIOT
2/29/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall: 8	- Brick Veneer	18%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: Beige & BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
								Lvl 2											
								Lvl 1											
								Lower											
								Totals	RMS: 8	BRs: 4	Baths: 1	HB							
CONDO INFORMATION																			
				Location:															
				Total Units:															
				Floor:															
				% Own:															
				Name:															
DEPRECIATION																			
				Phys Cond: VG - Very Good	3.0%														
				Functional:		%													
				Economic:		%													
				Special:		%													
				Override:		%													
				Total:	3%														
CALC SUMMARY																			
				Basic \$ / SQ: 130.00															
				Size Adj.: 1.07304597															
				Const Adj.: 1.00539994															
				Adj \$ / SQ: 140.249															
				Other Features: 112524															
				Grade Factor: 1.00															
				NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 531936															
				Depreciation: 15958															
				Depreciated Total: 515978															
MOBILE HOME				Make:				Model:				Serial #:			Year:	Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 178-0-0003-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							